



**METRODOM**

**TECHNICAL DESCRIPTION  
APARTMENT**

**1107 Budapest, Metrodom Park, Building B**

## 1. TECHNICAL SPECIFICATIONS OF THE BUILDING

### 1.1. Load bearing structures

|                       |   |
|-----------------------|---|
| Foundation:           | monolithic, watertight reinforced concrete foundation   |
| Ascending structures: | monolithic reinforced concrete load-bearing columns, reinforced concrete stairwell and elevator core with 20 cm thick monolithic concrete walling |
| Slabs:                | intermediary slabs and closing slab, 23 cm thick monolithic reinforced concrete flat plate  |
| Stairs structures:    | monolithic reinforced concrete  |

### 1.2. Non load bearing structures

|   |  |
|---|--|
| Facade filling walls:                   | 30 cm thick <i>Porotherm 30 Klíma</i> brick walling  |
| Apartment partition walls:              | <i>Silka HML 300 NF+GT</i> sound blocking brick walling (apartment/corridors 30 cm, apartment/apartment 30 cm)   |
| Separation walls inside the apartments: | <i>Porotherm 10 N+F</i> thick brick walling  |
| Sub flooring:                           | acoustically insulated layer and concrete sub-floor on reinforced concrete slabs   |
| Facade construction:                    | thermally insulated 8 cm thick <i>LB-Knauf</i> facade insulation system covered with fine plaster, at least „CC – state of the art” energy certificate |

### 1.3. Roof structure

|                         |  |
|-------------------------|--|
| Walkable flat roof:     | Frost resistant colored granite powder floor tiles bonded with flexible adhesive mortar, system compatible flexible grouting materials, flexible acetate-silicone grouting at negative corners and dilations   |
| Non-walkable flat roof: | above the waterproof and thermally insulated, a combination of a 6 cm R16-32 mm, rounded, fractioned gravel grain layer, with 40x40x4 cm frost-proof pavers and artificial turf roof cover, 80-90 cm thick lightened roof soil-mix, intensive greenery |

### 1.4. Staircase, corridors

|                |   |
|----------------|---|
| Floor:         | colored granite powder floor tiles (min 7 mm thick)   |
| Wall:          | white dispersed wall paint on plastered brick and reinforced concrete surface   |
| Ceiling:       | white dispersed wall paint on plastered surface, thermal insulation on the bottom plane of the slab above the ground-floor                            |
| Entrance door: | unique, tailor-made glass-aluminum portal structure with automatic shutting system and proxy card, entrance code and intercom operated opening system |

### 1.5. Garbage bin storage rooms (1 in each stairwell)

|          |  |
|----------|--|
| Floor:   | colored in material granite powder floor tiles (min 7 mm thick)                                  |
| Wall:    | wall tile cover up to the height of 2 meters, white, dispersed wallpaint on plastered wall above |
| Ceiling: | thermally insulated layer on the bottom plane of the slab  |
| Door:    | non-flammable metal door   |

### 1.6. Baby cart storage (in stairwell III.)

|          |  |
|----------|--|
| Floor:   | colored in material granite powder floor tiles (min 7 mm thick) with 10 cm footing |
| Wall:    | white dispersed wall paint on plastered wall                                       |
| Ceiling: | thermally insulated layer on the lower plane of the slab                           |
| Door:    | non-flammable metal door   |

### 1.7. Elevators

|           |  |
|-----------|--|
| Quantity: | one counterweight operated 1,000 kg capacity elevator without machine room in each staircase |
|-----------|--|

### 1.8. Garden (of common use)

|                            |  |
|----------------------------|--|
| Construction:              | A playground and recreation park will be constructed in the garden enclosed by the buildings. The garden will only open to residents   |
| Soil, greenery:            | lawn, decorative shrub and low-grown deciduous trees planted according to the landscape plan   |
| Irrigation:                | automated, programmable irrigation system  |
| Two-generation playground: | Playgroud castle, slide, sandpit, swing, seesaw, benches and garbage bin made of wood with weather resistant surface for ages (2-5 years children) and (6-10 years children) |
| Walk paths:                | decorative paving  |
| Furnishing:                | garden benches, garbage bins, playground   |
| Outdoor ping-pong table:   | weather resistant standard ping-pong table, without bats and balls   |
| Outdoor fireplace:         | monolith reinforced concrete firebox, compliant with fire protection regulations, benches  |

### 1.9. Playroom for babies

|          |   |
|----------|---|
| Floor:   | abrasion resistant, synthetic fitted carpet               |
| Walls:   | white, dispersed wall paint on plastered and grouted wall |
| Ceiling: | grouted reinforced concrete, dispersed paint              |

|                   |  |
|-------------------|--|
| Bathroom, toilet: | furnished as per the layout plan, fitting as in the apartments (tiles, sanitary ware, tap) |
| Power network:    | wires, sockets and switches as described for the apartments                                |

### 1.10. Fitness room – located in Building B

|                   |  |
|-------------------|--|
| Floor:            | Sport PVC floor  |
| Walls:            | white, dispersed wall paint on plastered, grouted walls  |
| Ceiling:          | grouted reinforced concrete, dispersed paint   |
| Entrance door:    | Aluminum door, proxy operated opening  |
| Fittings:         | 1 mobile ping-pong table or gym equipment, 7-8 gym machines (treadmill, stepper, elliptical trainer, spinner bike, fitness machines) |
| Bathroom, toilet: | furnished as per the layout plan, fitting as in the apartments (tiles, sanitary ware, tap)   |
| Power network:    | wires, sockets and switches as described for the apartments  |

## 2. TECHNICAL CONTENTS OF THE APARTMENTS

### 2.1 Balcony and terrace

|        |  |
|--------|--|
| Tiles: | <i>Opoczno</i> made frost proof colored in material floor tiles (min 7 mm thick), 8 cm footing, bonded with adhesive mortar, system compatible flexible grouting materials, flexible acetate-silicone grouting at the negative corders, mesh type laying |
|--------|--|

### 2.2 Doors and windows

|                         |  |
|-------------------------|--|
| Entrance door:          | MABISZ certified <i>Steelman T-1 SS-160/WK2</i> security door in pressed steel doorcase, hard metal sheet door cover with peep hole, non-optional color (not even for surcharge)   |
| Interior doors:         | laminated surface, full doors, optional color in the size according to the architectural design (bathroom, toilet, wardrobe, storage 75/210, rooms 90/210)   |
| Windows, terrace doors: | <i>Kömmerling 76 AD</i> at least 5 air chamber, plastic cased windows and doors with 2 layer thermal insulated glazing compliant with applicable regulations ( $u=1,0$ W/m <sup>2</sup> k), one vent gap in each apartment (placed typically in the living room). Opening configuration tailored to the individual apartments. Shutters may be requested for surcharge |

## 2.3 Flooring

|                             |  |
|-----------------------------|--|
| Rooms:                      | <i>Kronopol Flavour</i> laminated parquets, color matching spacers, foam underlayer and vapor isolation, abrasion resistance rating 31, in at least 4 different colors |
| Anteroom, kitchen, storage: | <i>Opoczno</i> made glazed ceramics floor tiles (min 7 mm thick) with footing, mesh laying   |
| Bathroom, toilets:          | <i>Opoczno</i> made glazed ceramics floor tiles (min 7 mm thick) with footing, mesh laying, optional colors  |

## 2.4 Wall cover, wall surface

|                               |  |
|-------------------------------|--|
| Room, anteroom, service room: | white dispersed painting on plastered wall, colored painting or wallpaper is unavailable (not even for a surcharge)  |
| Bathroom, toilet:             | Tiles up to the height of the doors in the bathroom, up to the height of 1.5 meter in the toilet, glazed ceramics (min 7 mm thick), plastic edge protectors at the positive corners, optional colors |
| Kitchen:                      | Tile cover between 85 and 145 cm height in a 60 cm stripe. Glazed ceramics tiles, plastic edge protectors at positive corners, mesh laying   |

## 2.5 Heating, water supply

|                            |  |
|----------------------------|--|
| Furnace:                   | Heating and hot water are provided by <i>REMEHA Quinta Pro</i> central gas furnaces central; apartments do not have access to gas (not available even for a surcharge)   |
| Heating pipes:             | five layer plastic uptake and return heating pipes laid in the subfloor inside the apartments  |
| Radiators:                 | <i>Voogel&amp;Noot</i> plate radiators with manual deaerators on each radiator with smart home integration, programmable, remote access digital thermostat, temperature display. Plate radiators in the rooms, <i>Grenada</i> towel dryer radiators in the bathrooms in white. The marked locations of the radiators are for reference only, the number and location of radiators are subject to modification. |
| Water pipes:               | the base and uptake pipework of sanitary cold and hot water is made of plastic or galvanized pipes, the branch pipes inside the apartments are five layer plastic pipes running in the wall or in the floor  |
| Sewage disposal:           | plastic pipes in the bathroom and the toilet   |
| Consumption meter cabinet: | heating meters and separate hot and cold water meters of apartments are installed in boxes placed in the corridors   |

## 2.6 Ventilation

|                     |  |
|---------------------|--|
| Ventilated rooms:   | internal (with no natural ventilation) rooms bathrooms, toilets and service rooms (storage)  |
| Ventilation system: | duct system made up of metal air duct elements, individual, switch operated fan ventilation in the toilets and bathrooms, Ø100 connectivity placed on the shaft wall plane for optional kitchen hood. Storage and maintenance rooms gravitational. Air is extracted above the ceiling plane  |
| Pipes:              | in shaft, metal ventilation pipes  |
| A/C preparation:    | basic installation is only implemented in apartments with a net surface area, calculated without balconies or terraces as indicated on the attached layout plan, of 55 sqm or more. Indoor unit outlet in the living room (electric socket on the inside, preparation of water drain, through-the-wall A/C wiring preparation on the facade wall). Purchasing, installation and connection of the indoor and outdoor units lie with the customer |

## 2.7 Sanitaryware and fixtures

|                            |  |
|----------------------------|--|
| Washbasin:                 | <i>Kolo Idol</i> half- porcelain, white, 60 cm wide  |
| Hand washbasin:            | in separate toilets only, <i>Kolo Idol</i> half- porcelain, white, minimum 35 cm wide  |
| Bathtub:                   | <i>Kaldewei</i> enameled white steel plate bathtub, 170 cm in length, built-in, tiled fore-wall, chrome sinkpipe and spiller   |
| Shower:                    | <i>Lampart</i> white, enameled steel plate, 90x90 cm, chrome sink-pipe (shower cabin is not part of the technical contents)  |
| Mixer tap:                 | <i>Bavaria</i> chrome enameled, monoblock mixers for basins, showers and bathtubs. handheld shower with fixed holder for bathtub mixer, wall mounted fixed holder handheld shower with shower rod. (mounting of fixed holders and rods is the responsibility of the owner) |
| Toilet:                    | <i>Kolo Idol</i> half-porcelain, white, deep flush wall mounted, concealed <i>Geberit Duofix</i> cisterns built into the wall, two-plate design for long and short flushing  |
| Washing machine connector: | wall mounted with outlets to the sewage network and cold water supply as marked on the layout plan in the bathroom and other service rooms as indicated separately on the layout plan  |
| Dishwasher connector:      | water supply through the combined sink-valve of the kitchen washbasin and wastewater outlet through the combined siphon (the washbasin and the siphon are not part of the technical contents)  |

## 2.8 High voltage power network

|                     |  |
|---------------------|--|
| Consumption meters: | ELMÚ certified meters of the apartments are grouped according to floor levels and placed in the meter room |
|---------------------|--|

|                          |   |
|--------------------------|---|
| Capacity, configuration: | 1x32 A in studios and 1 bedroom apartments, 3x16 in the bigger ones. In order to ensure future expandability, the cables running to the apartment distributors are 5x10 mm. Expansion (replacement of the consumption meter and the fuse box) is to be carried out upon the request and at the cost of the owner. |
| Electric fit-out:        | MSZ EN-60364 compliant full fit-out. Electric shock prevention (TN-C-S network) with EPH network extension. Shock protection inside the apartment is secured by a separate FI relay   |

## 2.9 High voltage electric fittings

|                    |   |
|--------------------|---|
| Sockets:           | <i>Schneider Asfora</i> white plastic fittings  |
| Switches:          | see point 2.11  |
| Kitchen stove:     | connector as indicated on the layout plan, only electric stove can be installed in the apartments   |
| Number of sockets: | 2-4 pcs in the rooms, partly double <i>Schneider Asfora</i> socket, 2-4 in the kitchen above the kitchen counter, 1 socket for the refrigerator, the dishwasher and the hood each. 1 socket above the washbasin (next to the mirror holder) and 1 for the washing machine in the bathroom |

## 2.10 Low voltage power network and fittings

|                                      |  |
|--------------------------------------|--|
| Telephone and cable TV:              | conduit and wiring in the living room and the bedrooms, 1 double connector in each. Contracting a telecommunication services provider is the responsibility of the buyer   |
| Telecommunication services provider: | the telecommunication network of the building and the apartments will be built by the selected telecommunication services provider, wires and cables running through common spaces, through which their services may be accessed, will be owned by the service provider. Alternative service provider may only provide services upon the decision of the house assembly following the formation of the residential community |
| Intercom:                            | 1 device in the fore-room, outer unit is placed next to the stairway entrance  |

## 2.11 Smarthome system

|                      |   |
|----------------------|---|
| General description: | turnkey installation of a Z-wave compliant, radio wave based, expandable system. A personal computer, smartphone or tablet connected to the internet is necessary to personalize, program and remotely control the devices. Ensuring the availability of these devices is the responsibility of the owner |
| Control panel:       | <i>Zipato Zipatile2 (2019)</i> or equivalent 8", 800x1280 pixel resolution touchscreen installed in the ante-room or near it for controlling the basic functionality of the system, built-in camera and speakers, 230V power feed. Communication: Wi-Fi   |

802.11 b/g/n, ethernet (with optional adapter), bluetooth 4.0, Z-Wave+ 500 series. CPU: ARM Cortex-A9, Quad-core 1.6GHz or higher

- Thermostat head unit: remote access and programmable (through the internet) digital thermostat, one per radiator, manual thermal control option, digital temperature displays. Replacement of power supply battery is the responsibility of the owner
- Open/closed sensor: a sensor detecting the open/close status of outdoor window, balcony door, entrance door items, 1 piece per item with built-in battery providing power for the entire 10-year lifetime of the product
- Smart lighting: *Keemle* or equivalent smart switch, touch control, switching is also possible manually, white. Switches with brightness control are unavailable, even for a surcharge. Kitchen countertops without a separate switch or other lighting outlets are not connected to the smart home system

## 2.12 Lighting

- General description: standard wire network with cores, 1 E27 socket lightbulbs per room. Core placement is done according to the power design plan and may be reviewed at consultations
- Room, ante-room: one core on the ceiling in each, separate ceiling core above the dining table (unless the dining table is placed in the kitchen as shown on the layout plan)
- Bathroom: 1 core mounted on the ceiling with receptacle and bulb, 1 separate core on the wall at a height of 200 cm above the washbasin
- Kitchen: 1 ceiling mounted core, 1 separate wall mounted core for lighting under the kitchen cabinet in a height of approx..150 cm
- Balcony, terrace: lights on the sidewall or the ceiling with bulb and shade (non-selectable), indoor switch. Façade lights are positioned according to the construction plan, in a uniform manner all across the building (modification is not available)

## 3. OPPORTUNITIES FOR SELECTION AND CHANGE, MISCELLANEOUS PROVISIONS

The technical contents defined by the site map and this technical description can only be changed within the specified scope and until the specified deadline. In this period of the construction all the deadlines are closed.

#### 4. DIMENSION AND SIZE DEVIATIONS

4.1 The Seller informs the Buyer that sizes and dimensions indicated in the layout plans, attached as an annex, were calculated with non-plastered, raw brick walls and concrete pillars, plasterwork and tiles will cause the eventual size to be smaller.

4.2 Net interior ceiling height of apartments is at least 265 cms. Plasterboard covered machinery cables running underneath the ceiling may only affect maximum 5% of the total area. Areas affected by cabling areas must be at least 235 cm in height.

Buyer has received the present technical description from the Seller and understood its contents and, regarding the property described herein and pursuant to the stipulations of the sales contract concluded between the Parties, accepts its terms.

The Parties have signed the present technical description concurrently with the property sales contract as it is in full accordance with their contractual will.

Budapest, 2019.

Metrodom Fogadó Kft.  
Seller

Buyer

Buyer